

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sonya F. Wood-Johnson aka Sonya F Johnson,
aka Sonya F. Wood

Debtor(s)

CHAPTER 13

Specialized Loan Servicing LLC, as servicer for The
Bank of New York Mellon f/k/a The Bank of New York
as successor Indenture trustee to JPMorgan Chase Bank,
National Association for CWHEQ Revolving Home
Equity Loan Trust, Series 2006-F

Movant

NO. 13-15978 elf

vs.

11 U.S.C. Sections 362

Sonya F. Wood-Johnson aka Sonya F Johnson, aka
Sonya F. Wood

Debtor(s)

William C. Miller Esq.

Trustee

ORDER

AND NOW, this 20th day of March, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay 11 U.S.C. Section 362, is modified with respect to the subject premises located at 1327 W Ruscomb St, Philadelphia, PA 19141-2708 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**